Form 10-300 (Rev. 6-72)

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#### NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

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Form 10-300a (July 1969)

# UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES

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6. Illinois Historic Structures Survey (state)
1972
1800 South Prairie Avenue, Chicago, Illinois

Commission on Chicago Historical and Architectural Landmarks (local)

landmarks (10cal) 1973 320 North Clark Street, Room 800, Chicago, Illinois

DESCRIPTION	- 1.65.559		1			
	Excellent	☐ Good	[] Fair	(Check One)  Deteriorated	Ruins	Unexposed
CONDITION	- N	(Check Or	10)	1	(Che	ck One)
	☐ Alte	red	Unaltered		☐ Moved	Original Site
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The building is fifteen stories high, with two basements. The original marble lobby with its original brass fittings and rich marble staircases opens from Madison Street. The building rests on rock caissons and is supported by a structural steel framework enclosed in reddish brick and unglazed terra cotta.

The facades are divided into the canonic three-part system of the mature Chicago School.

The lowest zone includes the first and second floors, enclosed at each corner by a square pier. The second floor has only Chicago windows. The third floor is a transitional floor, with a cornice above and below it and with bay windows on the north face.

The middle zone includes the fourth through the fourteenth floors. The corners are square piers marked by strong horizontal bands. Three of the seven bays along Madison Street project as bay windows. Chicago windows are used in the three bays along State Street, in the outer bays along Madison Street, and in floors three through eight in the bays between the projecting windows. There, above the eighth floor the rhythm is quickened by filling the bays with four narrow double hung casement windows. Except for the bay window, all the windows in this zone on both facades are set behind the outer plane of the wall, as are the spandrels, giving the building a decidedly vertical emphasis.

The top floor is the top zone. Its windows appear as metopes in the frieze formed by that floor. The original projecting cornice survives.

The details on these two facades, used sparingly, reveal a sound understanding of Greek decorative forms.

The south facade is a commercial brick wall with a few windows lighting utilitarian spaces. The west facade faces an alley and is finished in the same manner as its opposite facade along State Street, but with all details handled in a subdued manner.

In plan the building is an unbroken, narrow rectangle. The elevator shafts, service stair, and utility rooms and chases are located in the center along the south side. A corridor runs through the center of the building in its long direction.

The building survives in virtually unchanged condition, except for some alterations in the interior floors and the replacement of the elevators.

IGNIFICANCE				**********
PERIOD (Check One or More as	Appropriate)			
Pre-Columbian	☐ 16th Century	☐ 18th Century	20th Century	
15th Century	☐ 17th Century	19th Century		
SPECIFIC DATE(S) (If Applicab	le end Known)	1905		
AREAS DE SIGNIFICANCE (Ch	eck One or More se Appropr	riate)		
Abor iginal	☐ Education	☐ Political	🗽 Urban Planning	
Prehistoric	☐ Engineering	Religion/Phi-	Other (Spacify)	
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Agriculture	Invention	☐ Science		-
	☐ Landscape	☐ Sculpture		-
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Communications	Military	☐ Theater		-
Conservation	. Music	☐ Transportation		_

TATEMENT OF SIGNIFICANCE

The building, completed in 1905, was designed by the important Chicago firm of Holabird and Roche as a commercial office building. It is well maintained, and continues to serve the purpose for which it was originally built, a testimony to the soundness of its original design and its place in the affections of its tenants.

It is significant primarily for the excellence of its architectural design. It contains a careful and mature integration of the dominant design tendencies of its architects. What they began at the Tacoma (1887-89) and Caxton (1889-90), both destroyed, and what Burnham and Co. made beautifully florid at the Fisher (1895-6) was brought to perfection here.

The architectural firm of William Holabird (1854-1923) and Martin Roche (1855-1927) built a number of important commercial buildings in Chicago's Loop that exemplified the Chicago School of Architecture. They concentrated on expressing skeletal steel construction integrated with an almost transparent facade. The skeletal framework is clear and obvious in the regular spacing of the bays. The State Street facade, which recalls their work at the Old Colony and the Marquette buildings (both 1893) in the dominant verticals with recessed spandrels set behind the outer plane of the building, is balanced by the Madison Street facade with its three bay windows, an important motif in the Chicago School that recalls Sullivan's Stock Exchange, now destroyed. strengthened corners, which the architects introduced to their work with the Marquette building to reflect Jenney's design for the upper stories of the Fair building (1892; facade destroyed), consolidate the vertical thrust of the State Street facade and the liveliness of the Madison Street facade. cornice, which has been removed from so many Chicago buildings but remains on this one, encloses the building at the top, as the three story lower zone does at the bottom. design, then, is firmly and carefully balanced even though it contains elements normally found not in narrow buildings such as this one but in the broader ones such as Holabird and Root's Monadnock South and Marquette, which has lost its

Form 10-300a (July 1969)

### UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

#### NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Continuation Sheet)

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cornice and has been disfigured by an additional story, and Sullivan's Stock Exchange, all from the early 1890's. It therefore remains as an excellent, integrated, and complete example of the strongest elements of the Chicago School.

It is one of the few buildings from the great age of commercial expansion that is in its original condition and is still happily occupied. It therefore gives an excellent testimony of the form and character of earlier office accommodations.

It also makes a positive contribution to its important urban site. State Street becomes narrower south of Madison, and with great authority the Chicago Building terminates the vista down State Street from the north. Sullivan's Carson Pirie Scott store faces it; it complements that neighbor across State, and it echoes in a tall building the facade of Sullivan's broader department store. It also reflects a distinct interpretation of the same structural problems that Holabird and Roche confronted in their Boston Store (1905-17) facing it across Madison to the north. It makes a positive visual contribution to the aggressively commercial intersection at the center of Chicago

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The Chicago School of Architecture,

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Carl Condit. 1 Chicago, 1964.



Form No. 10-301 Rev. 7-72

#### UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

## NATIONAL REGISTER OF HISTORIC PLACES

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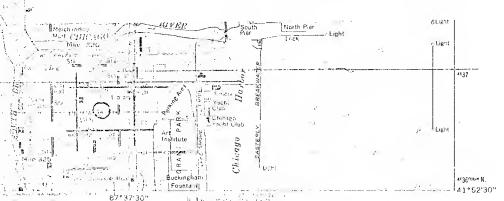
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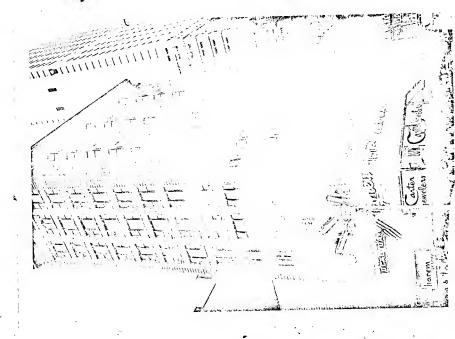
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# NATIONAL REGISTER OF HISTORIC PLACES PROPERTY PHOTOGRAPH FORM

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FOR NPS USE ONLY
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